139.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,262,900 / 1,262,900
					USE VALUE:	1,262,900 / 1,262,900
					ASSESSED:	1,262,900 / 1,262,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN ERIC J/LYNN B
Owner 2:	
Owner 3:	
Street 1:	10 LINCOLN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CATES HELENE & WILLIAM -
Owner 2:	-
Street 1:	10 LINCOLN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Aluminum Exterior and 2768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9050.000	634,500	6,000	622,400	1,262,900
Total Card	0.208	634,500	6,000	622,400	1,262,900
Total Parcel	0.208	634,500	6,000	622,400	1,262,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.25 | /Parcel: 456.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	634,500	6000	9,050.	622,400	1,262,900	1,262,900	Year End Roll	12/18/2019
2019	101	FV	479,700	6300	9,050.	656,900	1,142,900	1,142,900	Year End Roll	1/3/2019
2018	101	FV	479,700	6300	9,050.	484,100	970,100	970,100	Year End Roll	12/20/2017
2017	101	FV	479,700	6300	9,050.	463,300	949,300	949,300	Year End Roll	1/3/2017
2016	101	FV	479,700	6300	9,050.	428,700	914,700	914,700	Year End	1/4/2016
2015	101	FV	447,100	6500	9,050.	359,600	813,200	813,200	Year End Roll	12/11/2014
2014	101	FV	447,100	6500	9,050.	351,300	804,900	804,900	Year End Roll	12/16/2013
2013	101	FV	447,100	6500	9,050.	334,700	788,300	788,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10747

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CATES HELENE &	51894-333		11/14/2008		890,000	No	No		
TULLY GORDON/ET	27042-327		2/4/1997		330,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2016	2010	Porch	13,485	C				
7/28/2003	689	Addition	180,000			G6	GR FY06	
4/26/1996	141	Manual	6,300					REROOF
9/22/1992	463		15,000					14X20 ADD TO BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
2/11/2009	Meas/Inspect	372	PATRIOT
4/7/2000	Inspected	264	PATRIOT
11/15/1999	Measured	264	PATRIOT
8/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9050		Sq. Ft.	Site		0	90.	0.76	10									622,351						622,400	

Total AC/HA: 0.20776 | Total SF/SM: 9050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 622,351 | Spl Credit | Total: 622,400

User Acct

89264

GIS Ref

GIS Ref

Insp Date

02/11/09

!10747!

PRINT

Date	Time
12/11/20	01:01:29

LAST REV

Date	Time
12/13/16	14:34:13

danam

USER DEFINED

Prior Id # 1:	89264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12814212
Const Adj.:	0.99989998
Adj $ / SQ:	146.644
Other Features:	125400
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665043
Depreciation:	30592
Depreciated Total:	634451

COMMENTS

OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	2

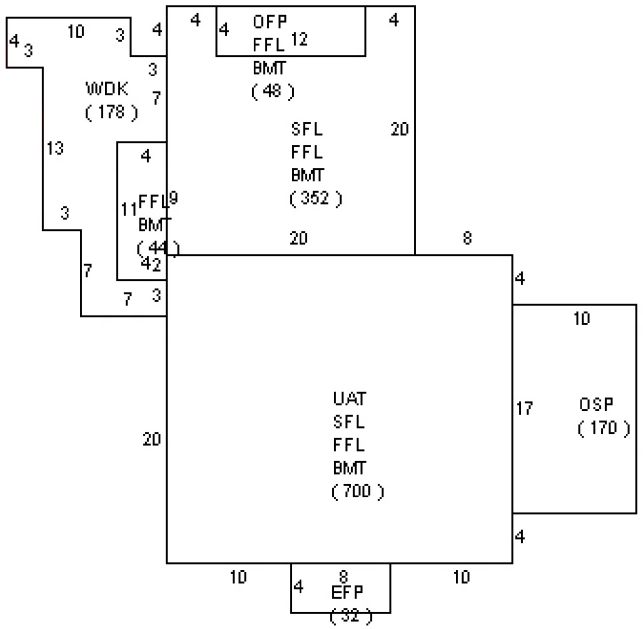
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.44
Special Features:	0	Val/Su Net:	160.92
Final Total:	634500	Val/Su SzAd	288.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	70.390	80,525
FFL	First Floor	1,144	146.640	167,761
SFL	Second Floor	1,052	146.640	154,269
WDK	Deck	178	11.620	2,068
UAT	Upper Attic	175	58.660	10,265
OSP	Screen Porch	170	28.820	4,900
OFP	Open Porch	48	44.000	2,112
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	3,943	Total:	424,223

Size Ad	2196	Gross Are	4468	FinArea	2768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1975	18.09	T	35.2	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000